

KUNJ BIHARI LAL REALTY PVT LTD

RO:-117, KIKI STREET, GULALWADI, MUMBAI, Maharashtra, India, 400004

Email id:- kbrealtyprivateltd@gmail.com. Mob No :- 9415206058

CIN NO :-U70102MH2011PTC219093

Date:- 16.05.2025

Place:- Mirzapur, U.P.

To,
THE SECRETARY,
U.P. REAL ESTATE REGULATORY AUTHORITY,
KAISARBAGH, LUCKNOW – 226007

SUBJECT: DETAILED REPLY TO PRELIMINARY OBJECTIONS RAISED IN REFERENCE TO APPLICATION ID 1D1544131 FOR THE PROJECT SHRI RADHEY KRISHNA TOWER, MIRZAPUR, UTTAR PRADESH.

**REF: OBJECTION LETTER NO. 1305258/UPRERA/PROJECTREGISTRATION/2025-26
DATED 13.05.2025**

Respected Sir,

With reference to the above subject, we humbly submit the following detailed reply addressing and complying with each of the points raised by your good office in the above-mentioned preliminary objection letter:

1. Promoter's Details – MOA, PAN, TAN, and ITR Upload:

The Memorandum of Association (MOA), PAN card copy, TAN Application copy, Director and Company PAN has been uploaded in the other attachment of Upload Documents Section, hence requested to review the same as we are unable to edit the promoters' details section. ITRs for the last three financial years of the promoter company have now been duly uploaded in the ULPOAD ANNUAL AUDIT BALANCE SHEET SECTION of the RERA portal. The earlier uploading issue of blurred documents has been rectified and replaced with legible scanned copies.

Kunj Bihari Lal Realty Pvt.Ltd.

Vishwanath
Director

2. Project Cost Details:

The discrepancy in project cost has been clarified. The correct project cost is ₹2,641.88 lakhs as per the CA Certificate and the same has now been updated on the portal. Additionally:

- Details of Electric Supply Line, Water Supply Line, and Wastewater Connection have now been uploaded.
- Blurred Electrical Lightning Layout Plan has been replaced with a clear scanned copy.
- Fire NOC has been obtained from the concerned authority and has now been uploaded to the portal other pan upload section.

3. Plot/Land Details – Layout & Ownership Clarification:

- The owner's name as per layout plan and MCA records has been cross-verified, however project has been approved in the name of KUNJBEHARILAL REALTY PRIVATE LIMITED and the same has been written on all the approved documents, hence it is humbly requested to review the same.
- Net plot area, total plot area, and ground floor plan are now correctly reflected in the layout and uploaded accordingly and please see the Uploaded Approve Layout in the **PLAN DETAILS SECTION AND PLEASE SEE LEFT HAND SIDE CORNER OF THE LAYOUT, SCREENSHOT GIVEN AS UNDER:-**

TABLE-1		
AREA STATEMENT		
S. No.	DESCRIPTIONS	AREA in Sqm.
1	PLOT AREA	2994.70
2	PERM. GROUND COVERAGE (50% OF PLOT AREA)	1497.35
3	PERMISSIBLE F.A.R. (2.50 OF PLOT AREA)	7486.75
4	PROPOSED COVERED AREA AT BASEMENT FLOOR	1738.42
5	PROPOSED COVERED AREA AT STILT FLOOR FOR PARKING	802.19
6	PROPOSED EACH FLOOR COVERED AREA	672.53
7	OPEN	2322.17
8	COVERED AREA AT STILT FLOOR	52.14
9	COVERED AREA (UPTO 11TH FLOOR) = 11 X TABLE-3	7227.64
10	TOTAL FLOOR AREA	7279.78
11	MUMTY / M/c ROOM	70.00
12	PROVIDED GROUND COVERAGE	22.46%
13	PROVIDED F.A.R.	2.43

- Project Specifications have been updated to include project development works, amenities (PARK), and other specifications as per RERA requirements.
- Superimposed Sajra Plan has also been uploaded with proper markings and details.

Kunjbehari Lal Realty Pvt.Ltd

Vikram Singh
Director

4. Bank Details and RA-7 Upload:

- The bank account details have now been updated to reflect the project-designated account as per RERA guidelines.
- RA-1 Form with bank details and the bank account uploaded earlier are same however name was not reflecting as per RERA guidelines but now uploaded adhering the RERA guidelines incorporating project name also (SHRI RADHE KRISHNA TOWER).
- RA-7 Certificate duly signed by the Chartered Accountant IS NOT REQUIRED AS NO ADVANCE OR MONEY HAS BEEN RECEIVED FROM ALLOTEES.

5. Land Details – Mutation and Khasra Extract:

- Mutation and land records for Khasra No. 468/2, 147, 469 & 471 have now been completed and updated in the name of the promoter company.
- Updated Khasra extracts and land ownership records clearly reflecting ownership in the name of M/s KUNJBEHARILAL REALTY PVT LTD or its Director Shri Sunil have been uploaded.
- The Non-Encumbrance Certificate has now been obtained from a qualified advocate with more than 10 years of experience and is attached accordingly.

We confirm that all the compliance requirements and documentations as per U.P. RERA norms have now been duly fulfilled. You are kindly requested to consider the updated submission and allow the registration process to proceed further.

We are available for any clarification or additional documents as may be required by your office.

Thanking you,

Yours faithfully,

For KUNJBEHARILAL REALTY PRIVATE LIMITED

Kunjabehari Lal Realty Pvt.Ltd.

Vishwanath M.A.

Director

(Vishwanath Prasad Agarwal)

Director

Date: 16.05.2025

Place: Mirzapur, U.P.

MEMORANDUM OF ASSOCIATION

AND

ARTICLES OF ASSOCIATION

OF

**KUNJBEHARILAL REALTY
PRIVATE LIMITED**



प्रारूप 1
पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U70102MH2011PTC219093

2011 - 2012

नै एतद्वारा सत्यापित करता हूँ कि मैसर्स

KUNJBEHARILAL REALTY PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक पच्चीस जून दो हजार न्यारह को मुंबई में जारी किया जाता है।

Form 1
Certificate of Incorporation

Corporate Identity Number : U70102MH2011PTC219093

2011 - 2012

I hereby certify that KUNJBEHARILAL REALTY PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given at Mumbai this Twenty Fifth day of June Two Thousand Eleven.



Registrar of Companies, Maharashtra, Mumbai

कम्पनी रजिस्ट्रार, महाराष्ट्र, मुंबई

*Note: The corresponding form has been approved by HENRY RICHARD, Registrar of Companies and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 5(2) of the Companies (Electronic Filing and Authentication of Documents) Rules, 2006.
The digitally signed Certificate can be verified at the Ministry website (www.mca.gov.in).

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पता का पता :

Mailing Address as per record available in Registrar of Companies office:

KUNJBEHARILAL REALTY PRIVATE LIMITED

117, KIKI STREET, GULALWADI, MUMBAI - 400004,

Maharashtra, INDIA



THE COMPANIES ACT, 1956

COMPANY LIMITED BY SHARES

MEMORANDUM OF ASSOCIATION

OF

**KUNJBEHARILAL REALTY
PRIVATE LIMITED**

- I. The name of the Company is **KUNJBEHARILAL REALTY PRIVATE LIMITED.**
- II. The Registered Office of the Company will be situated in the State of Maharashtra i.e. within the jurisdiction of Registrar of Companies, Maharashtra at Mumbai.
- III. The Objects for which the Company is established are :-
 - (A) **THE MAIN OBJECTS OF THE COMPANY TO BE PURSUED BY THE COMPANY ON ITS INCORPORATION ARE :**
 1. To purchase, sell, trade, invest, build, develop, deal, consult, or on lease or exchange, hire or otherwise acquire in, for sale or working the same in any manner whatsoever any immovable properties, real or personal estate including lands, apartments, business buildings, factories, houses, rooms, huts, cottages, residential flats, bungalows, offices, premises, industrial units, shops, shopping malls, hotels, depots, warehouse, plant, concessions, privileges, licences, easement or interest in or with respect to any property and by laying out, developing or to assist in developing and preparing sites by planting, paving, draining and by constructing, reconstructing, pulling down, rebuilding, enlarging, extending, altering, improving, decorating, furnishing and maintaining such properties and conveniences or by consolidating or connecting or sub-dividing properties or by leasing, letting or renting, selling by installments, ownership, hire purchase basis whether by private treaty or by auction or otherwise disposing of the same on any other mode of disposal all or any integral part thereof and to carry on business as proprietors of flats and buildings and to let on lease or otherwise apartment therein and to act as a commission agent for buying, selling, leasing any properties of whatsoever nature.

(B) OBJECTS INCIDENTAL OR ANCILLARY TO THE ATTAINMENT OF THE MAIN OBJECTS :-

2. To act as brokers, agent of land, properties, estate, flats, shops, industrial galas or any other type of building and to sell, buy, lease or become tenant of building, land estate.
3. To promote and float and work as promoters of co-operative housing societies, industrial housing societies, industrial estates and any other societies, trusts or any type of organizations related to that and to construct or build for such societies, buildings, houses, industrial estates or any other type of construction works.
4. To act as consultant in the field of real estate, civil and structural construction, building, development, civil & structural engineering and such other fields related to the construction business and to undertake turnkey projects in or outside Indian in respect of any type of construction work.
5. To purchase, acquire, take on lease or in exchange or in any other lawful manner any area, land, buildings, structures and to turn the same into account, including redevelopment of slums and dispose of or maintain the same and to build townships, markets or other buildings, residential and commercial or conveniences thereon and to equip the same or part thereof with all or any amenities or conveniences, drainage facility, electric, telephonic, television installations and to deal with the same in any manner whatsoever.
6. To undertake contracts of buildings and to construct, build and erect by houses, flats, benglows of any description, and any public or private works and buildings whether on the company's own Account or under any contract with other persons in connection with main object of the Company.
7. To deal in mosaic tiles, flooring tiles, terra- cotta makers, cement, bricks, sand, lime, stone, cement blocks, steel, timber and hardware, carriers, licensed victualers, pollution, water sewerage and effluent treatment and other building requesties and to act as decorators.
8. To establish, run and burn brick kiln, limestones, cement kilns and deal in of building material inclusive of pre-fabricating, pacing, lining and roofing materials and to purchase, import, or otherwise deal in lime, ceramics, sanitary fittings, iron and steel and all other building materials, and to establish and run rubble querries, and to extract and deal in sand.
9. To import, buy, operate, run or otherwise deal in mixers, foundation machineries, cranes, earthmoving machines,

other tools and equipments used in the construction operation and to open and maintain shops, show rooms, workshops, for the same.

10. To sell, exchange, lease, let out, mortgage, grant leave and licence or otherwise dispose of the lands, houses, buildings, ownership flats, godowns, sheds, factories, offices, garages, warehouses shops and other tenements and all other premises constructed and/or owned by the Company at such price, rent or compensation and on such terms and conditions as the Directors may think fit.
11. To purchase for investments development or resale, and to traffic in land and house or other property of any tenure and any interest therein, and to create, sell and deal in freehold and leasehold ground rents, and to make advances upon the security of land or house or other property or any interest therein, and to deal in, traffic by way of sale, lease, exchange loan, license, agency or otherwise with land and house property and any other property whether immovable or moveable, and to develop and turn to account any land acquired by or in which the Company is interested.
12. To act as advisors and/or consultants on all matters and problems relating to urban and town planning landscape, architecture, building and construction activity, structural engineering, interior designing and to prepare schemes, drawings, plans and estimates, layouts relating to setting up, building and construction sites and to advice and counsel on any of the above, selection, testing, erection of all types of machinery and equipments necessary for construction activities.
13. To employ or otherwise appoint technical experts, civil engineers, architects, skilled, semi skilled and unskilled labour for any of the purpose of the main business of the Company and to remunerate them.
14. To apply for, tender, purchase, or otherwise acquire contracts, sub-contracts, licences and concessions and to undertake, execute, carry out, dispose of or otherwise turn to account the same and to sublet all or any contracts from time to time and upon such terms and conditions as may be thought expedient.
15. To enter into contracts, agreements, arrangements, negotiations, collaboration, technical or otherwise with any persons, firm, company, body corporate, institutions or Government for obtaining by grant licence or on other terms formulate and to obtain technical information, know-how and expert advice.
16. To take or otherwise acquire, and to hold shares, debentures, or other securities of any other Company, having similar objects.

17. To establish branch of a business which this Company is authorised to carry on by means, or through the agency of, any subsidiary company or companies, and to enter into any arrangement with such subsidiary company for taking the profits and bearing the losses of business or branch so carried on, or for financing any such subsidiary company or guaranteeing its liabilities, or to make any other arrangement which may seem desirable with reference to any business or branch so carried on including power at any time and either temporarily or permanently to close any such branch or business.
18. To enter into partnership or into any arrangement for sharing profits, amalgamation, union of interest, co-operation, joint venture, reciprocal concession or otherwise or amalgamate with any person or Company carrying on or engaged in, or about to carry on or engage in business or transaction which the Company is authorised to carry on or act on and to take or otherwise acquire share and securities of any such company and to sell, hold, reissue with or without guarantee or otherwise deal with the same.
19. To enter into foreign or Indian technical and/or financial collaboration, partnership or into any arrangement for sharing of profits, union of interest, co-operation, joint venture, reciprocal concession or otherwise with any person, firm, corporation or government or company carrying on, engaged in or about to carry on or engage in business, undertaking or transaction which the Company is authorised to carry on or engage in or business undertaking or transaction which may seem capable of being carried on or conducted so as to directly or indirectly benefit the Company, to guarantee contracts or otherwise assign any such person, firm or company and to take or otherwise acquire and hold shares or securities of any such persons firms or companies, to sell, hold, re-issue with or without guarantee or otherwise deal with the same.
20. To acquire and undertake the whole or any part of the business, property and liabilities of any person, firm or any Company carrying on business which the Company is authorised to carry on or possessed of property suitable for the business of the Company.
21. To purchase, take on lease or otherwise acquire any land, grants, concessions and easement and hereditaments or other properties required for the attainment of the main objects of the Company.
22. To adopt such means of making known the business of the Company as may seem expedient and in particular by advertising in the press, by circulars, by purchase and exhibition of works of art or interests, by publication of books and periodicals and by granting prizes and rewards.

23. To enter into any arrangement with any government or authority that may seem conducive to the attainment of the Company's objects or any of them and to obtain from any such government or authority, any rights, privileges, licences and concessions which the Company may consider necessary or desirable to obtain and carry out, exercise, use or comply with any such arrangements, rights, privileges or concessions.
24. To pay for any services rendered to the Company or for supply of technical know-how for acquisition of properties by the Company either in the shares of the Company or partly in shares and partly in cash or otherwise.
25. To issue and allot fully or partly paid shares in the capital of the Company in payment or part payment of any real or personal property purchased or otherwise acquired by the Company or any services rendered to the Company.
26. To amalgamate, enter into any partnership or acquire interest in the business of any other Company, person or firm carrying on or engaged in, or about to carry on, engage in business or transaction included in the objects of the Company or enter into any arrangement for sharing profits or for co-operation, or for limiting competition or for sharing mutual assistance with any such person, firm or company or to acquire and to give or accept by way of consideration for any of the acts or things aforesaid or property acquired, any shares, debentures, debenture stock or securities that may be agreed upon, and to hold and retain or sell, mortgage and deal with any shares, debentures, debenture-stock or securities so received.
27. To establish or promote or concur in establishing or promoting any company or companies having similar objects for the purpose of acquiring all or any of the properties, rights and liabilities of the Company and to place or guarantee the placing of, underwrite, subscribe for, or otherwise acquire all or any part of the shares, debentures or other securities of any such other company or companies.
28. To sell, lease, mortgage, hypothecate, transfer, let-out, exchange or otherwise deal with the undertaking of the Company or any property whatever, or any part thereof for such consideration as the Company may think fit and in particular for shares, debentures and other securities of any other companies having objects altogether or in part similar to those of this Company if thought fit to distribute the same among the shareholders of the Company subject to the provisions of the Companies Act, 1956.
29. To lend and advance money, either with or without security and give credit to such persons (including Government) and upon terms and conditions as the company may think fit.

30. To create any depreciation fund, reserve fund, sinking fund, insurance fund or any special or other fund whether for depreciation or for repairs, improving, extending or maintaining any of the property or other assets of the Company or for redemption of debentures or transferable preference shares or for any purpose whatsoever conducive to the interest of the Company.
31. To invest the surplus funds in shares, stocks, debentures, debenture-stocks, bonds, obligations and securities issued or guaranteed by any company constituted or carrying on business in India or in any foreign country and debentures, debenture stocks, bonds, obligations and securities issued or guaranteed by any Government, Sovereign Rulers, Commissioners, public body or authority supreme, municipal, local or otherwise whether at home or abroad.
32. To receive loan or borrow or raise money other than public deposits in such manner as the Company shall think fit without doing Banking business within the meaning of the Banking Regulation Act, 1949 and Rules or Regulations framed there under and in particular by the issue of debentures, debenture stocks (perpetual or otherwise) and to secure the repayment of any money borrowed, raised or owing by mortgage charge or lien upon all or any of the property or assets of the Company (both present and future), including its uncalled capital, and also by a similar mortgage, charge or lien to secure and guarantee the performance of contracts or obligations undertaken by the Company or any other person on behalf of the Company as the case may be.
33. To draw, make, accept, endorse, discount, negotiate, execute and issue bills of exchange, promissory notes, bills of lading, warrants, debentures and other negotiable or transferable instruments or securities.
34. To apply for, purchase or otherwise acquire and protect, prolong and renew in any part of the world, any patents, patent rights, brevets d'invention, trademarks, designs, licences, protections, concession and the like conferring any exclusive or non-exclusive or limited right to their use or any secret or other information as to any invention, process or privilege which may seem capable of being used for any of the purpose of the Company and to use, exercise, develop or grant licences or privileges in respect of or otherwise turn to account, the property, rights and information acquired and to carry on business in any way connected therewith.
35. To spend money in experiments on and in improving or seeking to improve patents, rights, inventions, discoveries, processes or information of the Company or which the Company may acquire or propose to acquire.

36. To enter into arrangements and to take all necessary or proper steps with Government or with other authorities supreme, national, local, municipal or otherwise of any place in which the Company may have interests and to carry on any negotiations or operations for the purpose of directly or indirectly carrying out the objects of the Company or effecting any modification in the constitution of the Company for furthering the interest of its members and to oppose any such steps taken by any other company, firm or persons which may be considered likely directly or indirectly to prejudice the interest of the Company or its members and to promote or assist the promotion, whether directly or indirectly of any legislation which may appear to be in the interests of the company or its members and to promote or assist the promotion, whether directly or indirectly of any legislation which may seem advantageous to the company and to obtain from such Government authority or any company, any charters, decrees, rights, grants, loans, privileges or concessions which the company may think it desirable to obtain and carry out, exercise and comply with any such agreements, charters, decrees, rights, privileges or concessions.
37. To undertake and execute any trust/discretion the undertaking whereof may seem desirable and the distribution amongst the beneficiaries, pensioners or other person entitled thereto, of any income, capital or annuity, whether periodically or otherwise, and whether in money or specie, in furtherance of any trust, direction, discretion, other obligation or permission.
38. To apply or acquire and hold any Acts of Parliament, Acts of any State, Legislature, privileges, monopolies, licences, concessions, patents or other rights, power or orders from the Indian Government and Parliament or from any State Government or any local or other authority in any part of the world and to exercise, carry on and work any powers, rights or incorporate the Company as an anonymous or other society in a foreign country or state.
39. To establish and maintain or procure the establishment and maintenance of any contributory or non-contributory pensions or superannuation funds for the benefit of and give or procure the giving of donations, gratitude, pensions, allowances or emoluments to any persons who are or were at any time in the employment or service of the company, or who are or were at any time Directors or officers of the Company or their wives, widows, families and to subsidise and subscribe to any institutions, associations, clubs or funds calculated to be for the benefit of or to advance the interests and the well-being of the company and make payments to or towards the insurances of any such persons as aforesaid, subject to the provisions of the Companies Act, 1956.

40. To open any kind of account including Current Account, Savings Bank Account, Overdraft, Loan, Cash Credits in any bank to make, accept, endorse, and execute promissory notes, bills of exchange and other negotiable instruments.
41. To undertake and execute any trust, the undertaking of which may seem to the company desirable, and either gratuitously or otherwise and vest any real or personal property, rights or interests acquired by or belonging to the companies in any person or company on behalf of or for the benefit of the Company and with or without any declared trust in favour of the Company.
42. To apply the assets of the Company in any way in or towards the establishment, maintenance or extension of any association, institution or fund in any way connected with any particular trade or business or with trade, including any association, institution or fund for the protection of the interest of the masters, owners and employers against loss by bad-debts, strikes, fire accidents or otherwise or for the benefits of any clerks, workman or others at any time employed by any company or any of its predecessors in business or their families or dependents and in particular of reading rooms, libraries, educational and charitable institutions, refectories, dining and recreation rooms, churches, chapel, schools and hospitals and to grant gratifications, pensions and allowances and then to contribute to any funds raised by public or local subscriptions for any purpose whatsoever, subject to the provisions of the Act.
43. To aid, pecuniary or otherwise, any association, body or movement having for an object the solution, settlement or surmounting of industrial or labour problems or troubles of the promotion of industry or trade.
44. To make donations to such persons or institutions and either of cash or any other assets as may be thought directly or indirectly conducive to any of the Company's objects or otherwise expedient and in particular, to remunerate any person or corporation introducing business to this Company, and also to subscribe, contribute or otherwise assist or guarantee money for charitable, scientific, religious or benevolent, national, public or other institutions, objects or for any public or and to establish and support associations, institutions, funds, trusts and convenience for the benefit of the employees or ex-employees (including Directors) of the Company or its predecessors in business or the dependents, with such persons and in particular other benefit societies and to grant pensions, allowances, gratuities and bonuses either by way of annual payments or in lump sum and to make payments towards insurance and to form, contribute to provident and other benefit funds of or for such persons,

45. To distribute among the members in specie and property of the Company, or any proceeds of sale or disposal of any property of the company, in the event of its being wound-up subject to the provisions of the Companies Act, 1956.
46. To pay out of the funds of the Company all expenses incurred by the promoters, which the company may lawfully incur with respect to the preliminary expenses and other formation and registration expenses.
47. To procure the recognition of the company under the laws or regulations of any other country and to do all acts necessary for carrying on business or activity of the Company in any foreign country.
48. To act as principals, agents, contractors, trustees or otherwise and either alone or in conjunction with any other person or association.

C. OTHER OBJECTS ARE:

49. To carry on the business of manufacturing, processing, repairing, preserving, canning, refining, bottling, buying and selling of and dealing in frozen and non-frozen food of all types and description and to carry on the business of cultivation of and/or dealing in agriculture, vegetable and bio products and carry on all or any of the business of farmer, poultry farming, dairy farmer, vendors of milk and other preparations of milk and growers of and dealers in food grains, pulses and oilseeds and to carry on the business of cold storage of fruits, vegetables, seeds, fish, meat, agricultural products, milk and dairy products and other perishable items.
50. To carry on business of manufacturers, processors, producers, makers, importers, exporters, buyers, sellers, suppliers, stockists, agents, merchants, distributors and dealers in basic patent drugs, drug intermediates, fine chemicals, or all kinds of drugs and medicines, mixtures, powders, tablets, capsules, injections, patent drugs and compounds, tonics, lotions, hair drugs, bath salts, creams, skin preparations, lipsticks, rouges, make-ups, deodorants and all kinds of pharmaceuticals, ayurvedic and medical preparations and all other articles of personal hygiene, beauty and cosmetic specialist preparations, thermometers, surgical and other scientific and useful apparatus and materials, contrivances, appliances, instruments and devices, catguts, surgical and other ligatures, syringes and other miscellaneous hospital requisites, herbal preparations, formulations and cosmetics and obtain patents for them.

51. To carry on the business of manufacturers and dealers of all kinds of plastic materials, industry styrene, polystyrene, vinyl chloride, polyvinylchloride, polyethylene, polyoleifines, vinyl acetate and copolymers of one or more of the above and/or other products, acrylics and polyesters, polycarbonates and polyether's and epoxy resins and compositions, silicon resins and compositions, P-F, U-F and other thermosetting resins and moulding compositions, nylons, rilsan and similar thermoplastic compositions including pre-fabricated sections and shapes, cellulose plastics and other thermosetting and thermoplastic materials (of synthetic or natural origin) oxygen, nitrogen, hydrogen, halogens, hydrocarbon gases, including ethylene and acetylene, propylene, butanes and gualogues and related types, re-agents, agricultural chemicals, insecticides, fumigants, weedicides, pesticides, colouring materials, pigments and flakes, paints, varnishes, lacquers, finishers, dyes, toners, rubber chemicals, plastic and resinous materials, elastomers, gums, glues and adhesive compositions, plasticizers, surface, active agents, tanning agents, coating resins, drugs and pharmaceutical chemicals, solvents, marine chemicals, synthetic fibres, fertilisers, and all types of industrial chemicals, acids, alkalies, hormones, trace elements.
52. To carry on the business of generating, trading, purchasing, marketing, selling, importing, exporting, producing, manufacturing, transmitting, distributing, supplying, exchanging or otherwise dealing in all aspects of Thermal, hydro, nuclear, solar, wind power and power generated through non-conventional / renewable energy sources including construction, generation, operation and maintenance, renovation and modernization of Power Stations, Gas Turbine, wind farms projects and also to undertake the business of other allied / ancillary industries including those for utilization / sale / supply of steam and ash generated at power stations and other by-products and install, operate and manage all necessary plants, items equipment, cables, wires, lines, establishments and works.
53. To engage in the business of promoting, developing, adapting, producing, re-producing, printing, publishing, dubbing, directing, exhibiting, funding, acquiring, protecting, commercially exploiting, marketing, implementing, transferring, purchasing, importing, exporting, licensing, leasing, exchanging, altering, distributing, selling and dealing in all types and kinds of books, educational films, cinematography films, television films, audio video tapes and works, animated pictures, records, tapes and video recordings, representations, voices, sound movements and personalities of all types and kinds of cartoon and fictional characters and scenes from motion pictures and other audio / visual works and production of all kind of merchandize using the above voices, sounds, movements and personalities.

54. To manufacture, alter, convert, modify, buy, sell, export, import, give or take on lease, give or take on hire-purchase, or on deferred credits or on licence, service and repair or otherwise deal in any other manner, in electrical and electronic appliances and apparatus and systems of every description and stores of all kinds such as computers, calculators, word processors, printers, typewriters, data processing equipments, software and hardware integrated circuit, silicon chips or any other consumer equipment, communication equipments, display devices, printing devices, high frequency apparatus, magnetic components, air borne equipment, infra red tubes, generation and servo control equipment, control system and equipment and machines and to conduct bureau of complete services, peripherals and all other devices and accessories, spare parts, components, and all kinds of instruments, apparatus, equipments, and gadgets, used for or in connection with any of the aforesaid matters or products and to develop, design and sell or otherwise give on hire computer programmes, and to act as computer specialists, counsellors, advisors, programmers and to do all and anything required in connection with manufacture, sale, assembly, integration, arrangement, installation and operation of computers, software and hardware programming, data processing, giving and/or taking on hire computer time and in other matters as may be necessary for or in relation to the business of computers.
55. To carry on the business of civil engineers, mechanical engineers, structural engineers, automobile engineers, electrical engineers, textile engineers, agricultural engineers, aeronautic engineers, aviation engineers, chemical engineers, refrigerating, air-conditioning, insulating and heating, engineering activities and/or services, and engineers in all branches of work whatsoever known to engineering, steel makers, fabricators, iron, founders, welders, tool makers, brass, copper, aluminium and other metal founders, sheet metal workers, boiler makers, mill wrights, machinists, iron and steel converters, smiths, builders, wheel-wrights, metallurgists, castings, pressings, forgings, stamping, steel makers, wire drawers, tube pipe and tool manufacturers, moulders, fitters, saddlers, galvanisers, enamellers, electroplaters, painters, japaners, annealers, silverplaters, nickelplaters, varnishers, painters, vulcanisers, packing case makers, containers, drums, pressure vessel makers in all their respective branches, enamellers, smelters, repair, convert, alter, let on loan or hire and deal in ammunition, water proofers, plasters, metals, plant and equipment, machinery of all kinds, tools, appliances, instruments, implements, rolling stock, mechanical scientific appliances, devices, apparatus, and hardware.
56. To carry on business of marketing, agency and dealership business in all kinds of goods, merchandise and agro produces, food products, machinery chemicals, medicines, services. Also, to run and establish super markets, super stores, chain of stores, departmental stores, marketing organisations.

57. To carry on business of developing, improving, designing, analysing, selling, distributing, importing, exporting, marketing, implementing, consulting and/or licensing computer hardware, software and program packages and provide a wide variety of software implementation services including application set up, data processing, and interface development, graphics, networking, multi-media of all types, development in database through software and internet devices, all businesses relating to internet, development of software applications based on internet or other technologies, web hosting, web designing, website development, web enabled applications for deployment over internet, intranet, distribution and implementation of e-commerce, various networking, telecommunication, including security services in internet transactions and to act as internet service provider, providing satellite up-linking and gateways, direct to home services, domain name registrar, integrated services, digital local area network centres and to undertake turnkey software projects, enterprise management, operations research, computer bureau, E-mail, and cyberspace cafe including computer education and promotion, and selection of personnel & placement in computer software and hardware or otherwise to provide complete hardware and software solutions for information and technology industry and render software professional services, consultancy services and technical.
58. To carry on the business of stationers, printers, lithographers, stenotypes, photographic printers, photo lithographers, engravers, dyesinkers, envelope manufacturers, book-binders, account book manufacturers, machine rulers, numerical printers, paper makers, paper bag and account book makers, book makers, cardboard and all type of papers manufacturers, type foundry, photographers, manufacturers of and dealers in playing, visiting, railway festive, complementary and fancy cards and valentines, dealers in parchment, dealers in stamps, agents for the payment of a stamp and other duties, advertising agents, designers, draftsmen.

IV. The liability of the members is limited.

- V. (a) The Authorised Share Capital of the Company is Rs. 5,00,000/- (Rupees Five Lac Only) divided into 50,000 (Fifty Thousand) Equity Shares of Rs. 10/- (Rupees Ten Only) each.
- (b) Minimum paid up Capital of the Company shall be Rs. 1,00,000/- (Rupees One Lac Only).

We the several persons, whose names, addresses, and descriptions are subscribed hereunder are desirous of being formed into a Company in pursuance of this Memorandum of Association and we respectively agree to take the number of shares in the capital of the Company set opposite to our respective names.

Names, Addresses, Descriptions and Occupation of each Subscriber	No. of equity Shares taken by each Subscriber	Signature of Subscriber	Name, Address, Description & Occupation of Witness
1. Vishwanath Agarwal S/o. Radhey Shyam Agarwal Pansari Tola, Mirzapur, UP - 231 001. Occupation : Business	5,000 (Five Thousand)	Sd/-	Witness to Subscriber No. 1 & 2 Sd/- Sudhir Sheth S/o. Kumandas Sheth D/111, Vithal Apts., S. V. P. Road, Borivali (W), Mumbai - 400 103. Occ. : Business
2. Sunilkumar Shah S/o. Kantilal Shih 10, Indra Bhuvan, 4 Fl., 101, Walkeshwar Rd., Mumbai - 400 006. Occupation : Business	5,000 (Five Thousand)	Sd/-	
TOTAL	10,000 (Ten Thousand)		

Place : Mumbai
Date : 22/06/2011

THE COMPANIES ACT, 1956
COMPANY LIMITED BY SHARES
ARTICLES OF ASSOCIATION
OF
KUNJBEHARILAL REALTY
PRIVATE LIMITED

1. The regulations contained in Table 'A' of Schedule I of the Companies Act, 1956 shall apply to this Company unless specifically referred to as not applicable or modified hereinbelow.

2. The Company is a Private Company within the meaning of Section 3(1) (iii) of the Companies Act, 1956 and accordingly :

(a) The right to transfer the shares of the Company is restricted in the manner and to the extent hereinafter provided.

(b) The number of members of the Company, exclusive persons who are in the employment of the Company and persons who having been formerly in the employment of the Company were members of the Company while in that employment and have continued to be members after the employment ceased, shall be limited to fifty, provided that where two or more persons hold one or more shares jointly in the Company, they shall for the purpose of this Article, be treated as a single member.

(c) No invitation shall be issued to the public to subscribe for any shares in, or debentures of the Company.

(d) Prohibits any invitation or acceptance of deposits from persons other than its members, Directors or their relatives.

SHARE CAPITAL AND VARIATION OF RIGHTS

3. (a) The Authorised Share Capital of the Company shall be such amount and be divided into such shares as may, from time to time, be provided in Clause V of Memorandum of Association. The Company shall have power to increase or reduce the same and divide the shares in the capital for the time being, into several classes and to attach thereto respectively such preferential, deferred, qualified or special rights, privileges or conditions and to vary, modify or abrogate any such rights privileges or conditions in such manner as is for the time being provided under the Act and/or the Articles of the Company and consolidate or subdivide these shares and to issue shares of higher or lower denomination.

(b) The paid-up capital of the Company shall be minimum Rs. 1,00,000/- (Rupees One Lakh only).

4. Subject to the provisions of the Act and these Articles the shares shall be under the control of the Board of Directors and they may allot or otherwise dispose of the same to such persons on such terms and conditions and either at premium or at par or at discount, (subject to Section 78 and 79 of the Act) and at such times as the Directors may think fit.

5. Except so far as otherwise provided by the conditions of issue or by these presents, any Capital raised by the creation of new shares shall be considered part of the Original and shall be subject to the provisions herein contained with reference to the payment of calls, installments, transfer, transmissions, forfeiture, lien, surrender, voting and otherwise.

6. Subject to the provisions of Section 80 of the Act, the Company shall have power to issue preference shares which are or at the option of the Company are liable to be redeemed and the resolution authorising such issue shall prescribe the manner, terms and conditions of redemption.

7. The Company may from time to time by special resolution, subject to confirmation by the Court and subject to the provisions of Sections 100 to 104 of the Act, reduce its share capital in any way and in particular prejudice to the generality of the foregoing power by :-

(a) Extinguishing or reducing the liability on any of its shares in respect of share capital not paid up or,

(b) Canceling either with or without extinguishing or reducing liability on any of its shares, any paid up share capital which is in excess presented by available assets, or

(c) Paying off either with or without extinguishing or reducing liability on any of its shares, any paid up share capital which is in excess of the wants of the Company.

(d) And capital may be paid off upon the footing that it may be called up again or otherwise and paid up capital may be cancelled as aforesaid without reducing the nominal amount of shares by the like amount to the extent that the unpaid and callable capital shall be increased by the like amount and may, if and so far as necessary, alter its Memorandum by reducing the amount of its share capital and of its shares accordingly.

8. To Board may from time to time make calls upon the members in respect of any moneys unpaid on their shares on such terms and conditions, as the Board may deem fit and the Board may at its discretion also alter, vary, amend, revoke, postpone or

case or in general and each member shall pay to the Company at the time or times specified in the notice making such call the amount called on his shares.

9. The Board may, subject to the provisions of the Act and these Articles allot and issue shares in the Capital of the Company as consideration of any property sold or transferred or for services rendered to the Company in the conduct of the business and any shares which may be so issued shall be deemed to be partly or fully paid up shares as the case may be.

10. Where any shares are issued for the purpose of raising money to defray the expenses of the construction of any work or building, or the provision of any plant which cannot be made profitable for a lengthy period, the Company may pay interest on such of that share capital as is for the time being paid up on for the period, at the rate and subject to the conditions for the period, at the rate and subject to the conditions and restrictions provided by Section 208 of the Act, and may charge the same to Capital as part of the cost of construction of the work or building or the provisions of plant.

TRANSFER OF SHARES

11. Regulations 21, 22 and 24 of Table 'A' shall not apply to the Company.

12. A share may be transferred by a member or other persons entitled to transfer to any member of the Company selected by the Transferor; but save as aforesaid, and save as provided by Article 16 hereof, no shares shall be transferred to a person who is not a member so long as any member is willing to purchase the same at the fair value.

13. Except where the transfer is made pursuant to Article 16 or 17 hereof, the person proposing to transfer any share (hereinafter called "the proposing transferor") shall give notice in writing (hereinafter called a "transfer notice") to the Company, that he desires to transfer the same. Such notice shall specify the sum he fixes as the fair value and shall constitute the Company his agent for the sale of the shares to any member of the Company approved or selected, as being willing to purchase the shares (hereinafter called "the purchasing member") at the price so fixed or at option of the purchasing member at the value to be fixed by the Auditors of the Company in accordance with Article 14 hereof. A transfer notice may include several shares, and in such case shall operate as if it were separate notice in respect of each. A transfer notice shall not be revocable except with the sanction of the Board of Directors of the Company.

14. If the Company shall within the space of 30 (thirty) days after being served with a transfer notice, find a purchasing member and shall give notice thereof to the proposing transferor,

he shall be bound upon payment of the price or of the fair value in accordance with Article 14 hereof, to transfer the shares to the purchasing member.

15. In case any difference arises between the proposing transferor and the purchasing member as to the fair value of a share, the Auditors of the Company shall, on the application of either party, certify in writing the sum which, in their opinion is the fair value and in so certifying, the Auditors shall be considered to be acting as experts and not, as arbitrators and accordingly, the Indian Arbitration Act or any statutory modifications thereof for the time being in force, shall not apply. The fair value so certified shall thereupon supersede the price, if any, fixed by the proposing transferor for all purposes.

16. If, in any case, the proposing transferor, after having become bound to transfer as aforesaid, makes default in transferring any share, the Company may receive the purchase money, and the proposing transferor shall be deemed to have been appointed any one Director or the Secretary of the Company as his agent to execute the transfer of shares to the purchasing member, and upon the execution of such transfer, the Company shall hold the purchase money in trust for the proposing transferor, and shall thereupon cause the name of the purchasing member to be entered in the Register as the holder of the shares. The receipt of the Company for the purchase money shall be a good discharge to the purchasing member and after his name has been entered in the Register in purported exercise of the aforesaid power, the validity of the proceedings shall not be questioned by any person.

17. If the Company shall not, within the space of 30 days after being served with a transfer notice, find a purchasing member for all the shares sold and give notice in the manner aforesaid the proposing transferor shall at any time within three calendar months after the expiration of such thirty days be at liberty subject to Articles 3 and 13 hereof, to sell and transfer the share (or where there are more shares than one, those not purchased) to any person and at any price not being less than the price fixed by the him as provided in Article 12 hereof or the fair value, as the case may be.

18. Any share may be transferred by a member to the wife or husband of such member, or to any child or other issue, grandson, granddaughter, brother-in-law, cousin, son-in-law, daughter-in-law, father, mother, brother, sister, nephew, niece, father's brother, father's sister of such member or to the wife or husband of a deceased member may be transferred by his executors, administrators or heirs, to any child or other issue son-in-law, father, brother, sister, nephew, niece, widow or widower of such deceased member and shares standing in the name of the trustees of the Will of any deceased member may be transferred upon any change of trustees to the trustees for the time being of such Will, and the restrictions in Clause 18 hereof shall not apply to any transfer authorised by

19. The Board may refuse to register any transfer of a share(s) :-

(a) Where the Company has a lien on the shares; or

(b) Where the Board of Directors are not of the opinion that it is desirable to admit the proposed transferee's membership. But this Article shall not apply where the proposed transferee is already a member nor to a transfer made pursuant to Article 17 hereof.

20. Upon any sale, re-allotment or other disposal under the provisions of the preceding Article, the certificate or certificates originally issued in respect of the relative shares shall (unless the same on demand by the Company have been previously surrendered to it by the defaulting member) stand cancelled and become null and void and of no effect and the Board of Directors shall be entitled to cause to issue a duplicate share certificate in lieu thereof to the purchaser.

DIRECTORS

21. Until otherwise determined by a General Meeting the number of Directors shall not be less than two and more than twelve.

22. First Directors of the Company are

1. SUNILKUMAR KANTILAL SHAH

2. VISHWANATH PRASAD AGRAWAL

23. The director shall not be liable to retire by rotation.

24. Regulation 66 of Table 'A' shall not apply and a Director shall not be required to hold any qualification shares.

25. Until otherwise determined by the Company in a general meeting, the remuneration of every Director for his service shall be such amount as may be prescribed under the Companies Act, 1956 and any rules made thereunder as may be applicable from time to time for every meeting of the Board and of any committee thereof attended by him, as shall be fixed by the Board.

The Board may allow and pay to any Director, for the purpose of attending a meeting, such sum as the Board consider fair compensation for travelling, boarding, lodging and other expenses in addition to his fee for attending such meeting as above specified.

26. If any Director being willing shall be called upon to perform extra services (which expression shall include work done

by a Director as a member of any Committee formed by the Directors or in relation to signing share certificates) or to make any exertions in going or residing out of Bombay or otherwise for any of the purpose the Company, the Company may remunerate such Director either by a fixed sum or otherwise as may be determined by the Directors and such remuneration may be, either in addition to or in substitution for his or their share in the remuneration above provided and in addition be also reimbursed for all the expenses incurred by him.

ADDITIONAL DIRECTORS

27. Subject to the provisions of Section 260, and other applicable provisions, if any, of the Act, the Directors shall have power at any time and from time to time to appoint a person as an additional Director. The additional Director shall hold office only upto the date of Annual General Meeting of the Company held next either his appointment as such, but shall be eligible for appointment by the Company at that meeting as Director.

BOARD MAY FILL UP CASUAL VACANCIES

28. Any casual vacancy caused by death, resignation or otherwise among the Directors may be filled up by the Board, but any person so appointed shall hold office only up to the date up to which the Director in whose place he is appointed would have held office if it had not been vacated.

ALTERNATE DIRECTOR

29. The Board may appoint an alternate Director to act for a Director (hereafter called "the Original Director") during his absence for a period of not less than three months from the State in which usually Board Meetings are held. Every such Alternate Director shall (subject to his giving to the Company may be served on him) be entitled to notice of meeting of Directors and to attend and vote as a Director and be counted for the purpose of quorum and generally at such meeting to have and exercise all the powers and duties and authorities of the Original Director. The Board may at any time revoke the appointment of an Alternate Director and appoint another person in his place. The Alternate Director appointed under this Article shall vacate office as and when the Original Director returns to the State in which usually Board Meetings are held. If the terms of office of the Original Director is determined before he so returns to the State in which the Meetings of the Board are held, any provision in the Act, or in these Articles for the automatic re-appointment of retiring Director in default of another appointment shall apply to the Original Director and not to the Alternate Director.

30. (a) Subject to the provisions of the Companies Act, 1956 and notwithstanding anything to the contrary contained in these Articles, so long as any moneys remain owing by the Company to any Financing Company or Body or Financial Corporation or

Credit Corporation or Bank or any Insurance Corporation (each such Financing Company or Body or Financing Corporation, Credit Corporation or Bank or any Insurance Corporation is hereinafter referred to as "Financial Institution") out of any loans granted by the Financial Institution to the Company or so long as Financial Institution continues to hold debentures in the Company by direct subscription or private placement, or so long as the Financial Corporation holds shares in the Company as a result of underwriting or direct subscription or so long as any liability of the Company arising out of any guarantee furnished by the Financial Institution on behalf of the Company remains outstanding, the Financial Institution shall have a right to appoint from time to time, its nominee/s as a Director or Directors (which Director or Director is/ are hereinafter referred to as "Nominee Director/s") on the Board of the Company and to remove from such office the Nominee Director/s so appointed at any time appoint any other person/persons in his/their place/s and also fill any vacancy which may occur as a result of such director/s ceasing to hold office for any reason whatsoever such appointment or removal shall be made in writing on behalf of the Financial Institution appointing such Nominee Director/s and shall be delivered to the Company at its registered office.

(b) The Nominee Director/s shall not be required to hold any qualification shares in the Company to qualify him/them for the office of a Director/s nor shall he/they be liable to retirement by rotation. The Board of Directors of the Company shall have no power to remove from office the Nominee Director/s so appointed. Subject to the aforesaid, the said Nominee Director/s shall be entitled to same rights and privileges and be subject to the same obligations as any other Director of the Company.

(c) The Nominee Director/s so appointed shall hold the Office only so long as any moneys remain owing by the Company to the Financial Institution or so long as the Financial Institution holds Debentures in the Company as a result of direct subscription or private placement or so long as the Financial Institution holds shares in the Company as a result of underwriting or direct subscription or the liability of the Company arising out of any guarantee, is outstanding and the Nominee Director/s so appointed in exercise of the said power shall ipso facto vacate such office, immediately the moneys owing by the Company to the Financial Institution ceasing to hold debentures/shares in the Company or on the satisfaction of the liability of the Company arising out of any Guarantee furnished by the Financial Institution.

(d) The Nominee Director/s appointed under this Article shall be entitled to receive all notices of and attend all General Meetings, Board Meetings and of the Meetings of the Committee of which the Nominee Director/s is/ are member/s as also the minutes of such meetings. The Financial Institution shall also be entitled to receive all such notices and minutes.

(e) The Company shall pay to the Nominee Director/s sitting fees and expenses which the other Directors of the Company are entitled. PROVIDED that if the Nominee Director is an Officer of any Financial Institution, the sitting fees in relation to such Director shall accrue to the Financial Institution and the same shall accordingly be paid by the Company directly to the Financial Institution. Any expenses that may be incurred by the Financial Institution or such Nominee Director/s in connection with his/her appointment or Directorship shall be paid by the Company to the Financial Institution. The Financial Institution shall be entitled to depute, observe to attend the meeting of the board or any other committee constituted by the Board.

(f) The Nominee Director/s shall, notwithstanding any thing to the contrary contained in these Articles, be at liberty to disclose any information obtained by him / them to the Financial Institution appointing him/them as such Director/s.

BORROWING POWERS

31. The Directors may from time to time at their discretion exercise all the powers of the Company to borrow money and to mortgage or charge its undertaking, property and uncalled capital or any part thereof and to issue debentures, debenture-stocks and other securities whether outright or as security for any debts, liability or obligation of the Company. Any debentures, debenture-stock, other securities may be issued at a discount, premium or otherwise and may be issued on condition that the same shall be convertible into shares of any denomination and with any privileges and conditions as to redemption, surrender, drawing allotment of shares attending (but not voting) at general meetings, Appointment of Directors and otherwise, debentures with the right to conversion into or allotment of shares shall be issued only with the consent of the Company in General Meetings.

MANAGING/WHOLE-TIME/SPECIAL DIRECTOR

32. The Board may from time to time appoint one or more of their body to be the Managing Director or Managing Directors and/or Whole time Director(s) and/or Special Director(s) of the Company either for life or for a fixed period or without any limitation as to the period for which he or they are to hold office, and fix their remuneration, specify duties and powers and may from time to time (subject to the provisions of any contract between him or them and the Company) remove or dismiss him or them from office, and appoint another or other in his or their place or places.

PROCEEDINGS AT GENERAL MEETINGS

33. In pursuance of Section 170 of the Act, the following provisions shall apply :

(a) A General Meeting of the Company may be called by giving seven days notice in writing and Section 171 shall apply subject to the said modification.

(b) Section 173(2) shall not apply to the Company and accordingly where any special business is to be transacted at a General Meeting there shall be no need to annex to the notice of the Meeting an explanatory statement.

(c) An instrument appointing a proxy shall be valid if it is received by the Company at least 24 hours before the Meeting in order that the appointment may be effective thereat, and accordingly Section 176(3) shall apply with such modification.

(d) No member shall exercise any voting right in respect of any shares registered in his name on which any calls or other sum presently payable by him have not been paid or in regard to which the Company has exercised any right of lien.

(e) With the consent in writing of the majority of the members for the time being, a General Meeting may be convened at a shorter notice than seven days or without notice.

THE SEAL

34. Regulation 84 of the Table "A" shall not apply. The board shall provide a Common Seal for the purpose of the Company, and shall have power from time to time to destroy the same and substitute a new Seal in lieu thereof, and the Board shall provide for the safe custody of Seal for the time being and the Seal shall never be affixed to any instrument except by or under the authority of resolution of the Board or of a Committee of the Board authorized by it in that behalf, and in the presence of at least one Director, who shall sign every instrument to which the Seal of the Company is so affixed in his presence.

DIVIDEND

35. (a) The Directors may with the sanction of the Company in General Meeting from time to time declare a dividend to be paid to the members according to their respective rights and interest in the profits and may fix the time for payment. But no dividend shall exceed the amount recommended by the Directors.

(b) The Directors may from time to time pay to the members such interim dividends as appear to the Directors to be justified by the profits of the Company.

(c) No dividend shall be paid otherwise than out of profits.

GENERAL AUTHORITY

36. Wherever in the Companies Act, it has been provided that the Company shall have any right, privilege or authority or that the Company could carry out any transaction only if the Company is so authorised and empowers the Company to have such right, privilege or authority and to carry such transaction as

have been permitted by the Act without there being any specific regulation in that behalf herein provided.

INDEMNITY

37. Regulation 99 of the Table 'A' shall not apply to the Company save and except so far as the provision of these Articles are avoided by Section 201 of the Act, the Board of Directors, Managing Directors, Managers, Auditors, Secretary and other Officers or servants for the time being of the Company and the trustees (if any) for the time being acting in relation to any of the affairs of the Company and every one of them and every one of their heirs, executors and administrators shall be indemnified and secured harmless out of the assets and profits of the Company from and against all actions, costs, charges, losses, damages and expenses which they or any of them, or any of their executors or administrators shall or may incur or sustain by reason of any act done, concurred in or omitted in or about the execution of their duty or supposed duty in their respective offices or trusts, except such (if any) as they shall incur or sustain through or by their own wilful neglect or default, and none of the acts, receipts, neglects or defaults of the others of them or for joining in any receipt for the sake of conformity for any bankers or other persons with whom any money or effects belonging to the Company shall or may be lodged or deposited for safe custody or for the insufficiency or deficiency of any security upon which the moneys or effects belonging to the Company shall be invested or for any other loss, misfortune or damage which may happen in the execution of their respective offices or trusts, or in relation thereto except the same shall happen by or through their own wilful neglect or default respectively.

SECRECY

38. Every Director, Manager, Auditor, Treasurer, Trustees, Member of a Committee, Officer, Servant, Agent, Accountant or other person employed in the business of the Company shall if so required by the Directors, before entering upon his duties, sign a declaration pledging himself to observe a strict secrecy respecting all transactions and affairs of the Company, with the customers and the state of accounts with individuals and in matters relating thereto and shall by such declaration pledge himself not to reveal any of the matters which may come to his knowledge in the discharge of his duties except when required so to do by the Directors or by law or by the person to whom such matters relate and except so far as may be necessary in order to comply with any of the provisions in these presents contained.

39. No member shall be entitled to visit or inspect any works of the Company without the permission of the Directors or to require discovery of or any information respecting any details of the Company's trading or any matter which is or may be in the nature of a secret, mystery of trade secret, process or any other matter which may relate to the conduct of the business of the Company and which in the opinion of the Directors, it would be inexpedient

SOCIAL OBJECTIVE

40. The Company shall have among the objectives the promotion and growth of the national economy through increased productivity effective utilisation of material and manpower resources and continued application of modern scientific and managerial techniques in keeping with the national aspirations, and the Company shall be mindful of its social and moral responsibilities to the consumers, employees, shareholders, society and local community.

ARBITRATION

41. Whenever any difference or dispute arises between the Company on the one hand and any of the members or their executors, administrators or assigns, on the other hand, or between the members inter-se or their heirs, executors administrators, or assigns inter-se touching the true intent or construction of the incidents or consequences of these presents or of the statutes or touching anything when or thereafter done, executed, committed or suffered in pursuance of these presents or of the statutes or touching any breach or otherwise relating to the premises or to any affairs of the Company, every such difference or dispute shall be referred to the decision of an arbitrator to be appointed by the parties to the dispute or in difference or if they cannot agree upon a single arbitrator to the decision of two arbitrators of whom one shall be appointed by each of the parties to the disputes or difference, such arbitration will be governed by the laws for the time being in force.



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[Master data](#)[Index of Charges](#)[Director/Signatory details](#)**Company Information**

CIN	U70102MH2011PTC219093
Company Name	KUNJBEHARILAL REALTY PRIVATE LIMITED
ROC Name	ROC Mumbai
Registration Number	219093
Date of Incorporation	25/06/2011
Email Id	perfectbars@yahoo.com
Registered Address	117, KIKA STREET, GULALWADI, MUMBAI, Maharashtra, India, 400004

Address at which the books of account are to be maintained	-
Listed in Stock Exchange(s) (Y/N)	No
Category of Company	Company limited by shares
Subcategory of the Company	Non-government company
Class of Company	Private
ACTIVE compliance	ACTIVE Compliant
Authorised Capital (Rs)	5,00,000
Paid up Capital (Rs)	1,00,000
Date of last AGM	30/09/2024
Date of Balance Sheet	31/03/2024
Company Status	Active

Jurisdiction

ROC (name and office)	ROC Mumbai
RD (name and Region)	RD, Western Region



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Master data Index of Charges Director/Signatory details

Sr. No	DIN/PAN	Name	Designation	Date of Appointment	Cessation Date	Signatory
1	02789133	SUNILKUMAR KANTILAL SHAH	Director	25/06/2011	-	Yes
2	01946484	VISHWANATH PRASAD AGRAWAL	Director	25/06/2011	-	Yes

For more information on current designation and cessation dates, please click on the DIN/ DPIN to access Director Master Data

आयकर विभाग

INCOME TAX DEPARTMENT



सत्यमेव जयते

भारत सरकार

GOVT. OF INDIA

KUNJBEHARILAL REALTY PRIVATE
LIMITED

25/06/2011

Permanent Account Number

AAECK5598E



13122011



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AACPS4431M



नाम /NAME

SUNILKUMAR KANTILAL SHAH

पिता का नाम /FATHER'S NAME

KANTILAL NAGINDAS SHAH

जन्म तिथि /DATE OF BIRTH

13-01-1964

हस्ताक्षर /SIGNATURE

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT OF INDIA

VISHWANATH PRASAD AGRAWAL

RADHEY SHYAM AGRAWAL

07/09/1954

Permanent Account Number

AAPPA0851J

Vishwanath

Signature



31/03/2007

Acknowledgment for TAN application

TAX INVOICE CUM ACKNOWLEDGEMENT RECEIPT:

88303938215146



Category
Sub Category
Name
Address
Telephone
e-mail ID
GSTIN of Applicant
TAN Card dispatch
State

Company
Other Company
KUNJBEHARILAL REALTY PRIVATE LIMITED
117
KIKI STREET
GULALWADI
MUMBAI - 400004
Maharashtra
91 - 7905959633
KBREALTYPTVTLTD@GMAIL.COM
09AAECK5598E
MAHARASHTRA (27)

Payment Mode

Net Banking: Your Payment of Rs. 77.00 (inclusive of Goods & Services Tax) against transaction number 402-1605474 has been successfully processed.

TAN application fee	Rs. 65.00
CGST 9%	Rs. 05.85
SGST 9%	Rs. 05.85
IGST 18%	Rs. 0.00
Total (Rounded off)	Rs. 77.00

I/We, VISHWANATH PRASAD AGARWAL in my/our capacity as DIRECTOR, do hereby declare that what is stated above is true to the best of my/our knowledge and belief.

Date: 14-05-2025

Goods & Services Tax Code (Registration Number): 27AAACN2082N1Z8
CIN U72900MH1995PLC095642
SAC : 998319

Signature/ Left Thumb Impression of Applicant (inside the box without touching the sides and in BLACK INK ONLY)

Instructions:

- The acknowledgement number above is your unique reference number for TAN application. Kindly quote this number for tracking the status of your TAN application on www.protean-tanpan.com or any queries relating thereto.
- Save and print this acknowledgement.
- Payment of Rs. 77.00 (65 application +18.00 % service tax) favouring 'Protean - TIN' can be made either by
 - Demand Draft (DD) to be enclosed alongwith acknowledgement and sent to Protean.
 - Cheque - A local cheque (of any bank) to be deposited in any of the HDFC Bank branches across the country (except Doha).

Please mention name of applicant and acknowledgment number on the reverse of cheque/DD.

 - Applicants making credit card / debit card payment will be charged an additional surcharge up to 2% of application fee by the bank providing payment gateway facility.
- Superscribe the envelope with 'APPLICATION FOR TAN - Acknowledgment Number' (e.g. 'APPLICATION FOR TAN - 881010100000973').
- Send the documents as specified in the guidelines to Protean eGov Technologies Limited, 4th floor, Sapphire Chambers, Baner Road, Baner, Pune 411045 Tel: 020 - 27218080; Fax: 020 - 27218081.
- Your duly signed acknowledgement, DD if any, should reach Protean within 15 days from the date of online application.
- Application will be processed only on receipt of relevant proofs and realisation of payment.